Design Statement

Proposed first floor extension to

58 Pye Avenue, Mapplewell

Barnsley S75 6AG

Mr P. and Mrs C. Morris





Site Location

Proposed first floor extension to rear of property

Design and Access Statement

USE

The terraced house provides residential accommodation typical of its village location. The property's layout is a traditional two up, two down with a lounge at the the front, kitchen at the rear, small bathroom and two bedrooms on the first floor.

The current occupants want to remain in the area and the house because of its pleasant location but would like to build a first-floor rear extension above the existing ground floor foot print to give them a more convenient first floor bathroom.

The existing Terraced home currently has a couple of deficiencies which the occupants would like to address:

- The current bathroom is cramped offering limited amenities to a family and is located on the ground floor making it inconvenient to reach during the night.
- Moving the bathroom to the first floor rather than the ground would also allow the occupants to better utilise the ground floor space to incorporate a W.C. and small utility room.

The proposal is therefore to build a first storey extension to the rear which will become the new house bathroom above the existing ground floor bathroom footprint.

LAYOUT

The rear first storey extension has had careful consideration and the final design is ultimately a modest 3.1m extended out from the property and 3m across the back. Multiple Neighbours have already extended in a similar nature and the development will not impinge on anyone's amenity.

PROPOSED FINISHES

All new brickwork will match the existing and new windows & doors will also be to match existing.